

CITY COUNCIL AGENDA REPORT

SUBJECT: Park Assessment Report

AGENDA DATE: October 21, 2008

PREPARED BY: Nick Fenley, General Services Director

APPROVED FOR AGENDA BY: Ralph Velez, City Manager 

RECOMMENDATION: Review and provide direction to staff whether to extend the current contract for 1 year, advertize for RFP or revert back to in-house service.

FISCAL IMPACT: N/A

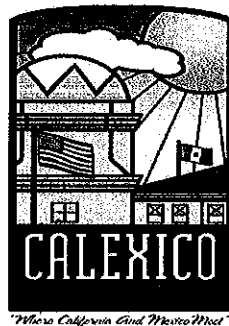
BACKGROUND INFORMATION: Report Attached

DISCUSSION: The Park Assessment Report covers all aspects of our parks, green areas and public facilities. Due to the current economic crises and budget constraints, it is not feasible for the City to revert back to in-house service at this time, as an addition of \$135,000.00 will be required for this fiscal year's budget.

Agenda Item No. _____

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City of Calexico Parks and Public Facilities Needs Assessment Report



**Prepared By:
Nick Fenley
Director
General Services Department**

**In Coordination with the following
General Services Department Staff
Development Department
Finance Department
Human Resources Department**

**Prepared for:
City of Calexico
Council Members**

September 2008

Parks & Public Facilities Needs Assessment Report

September 2, 2008

City of Calexico
General Services Department
608 Heber Avenue
Calexico, CA 92231

Honorable City Council:

Re: Parks and Public Facilities Needs Assessment Report

The General Services Department is pleased to submit the Park & Public Facility Assessment report for the City of Calexico consisting of the following components:

- Division Structure and Staff
- Site Description and Location
- Site Upkeep
- Equipment Checklists
- Maintenance Contract
- In House vs. Outsourcing
- Funding Sources
- City Ordinances

This document is supported by extensive research, other departmental consultation and the cooperation of staff. It is hoped that the "key" direction being recommended in the report will build on the existing community framework and take it to a higher level.

Parks and Green-areas are an essential service that helps the City of Calexico achieve its corporate objective of "providing effective and efficient service and to improve the quality of life for all." The primary markets for park services in the City of Calexico must continue to be children, youth, seniors and other residents as well as persons at risk. Community Development also needs to be supported with facilities. The City has a serious challenge of addressing past deficiencies and growth requirements while at the same time, continuing to maintain existing infrastructure. Addressing existing deficiencies and growth requirements relative to parks and facilities will require greater attention.

The City of Calexico needs to conduct a Parks Master Plan study, to accommodate this steady growth. The comprehensive master plan will guide the City's response to demographic changes in the community, and new developments in the field of parks and public facilities management. The Plan will establish policy, set standards, identify and prioritize capital improvements, and address operational and fiscal issues regarding parks and public facilities and programs. The Plan can become a working document for parks and public facilities staff, to be used for budget planning, developer guidelines, and coordination efforts with other agencies and districts.

Parks & Public Facilities Needs Assessment Report

This document is composed of eight (8) major sections that are summarized as follows:

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EXECUTIVE SUMMARY AND RECOMMENDATIONS: AN OVERVIEW

This report provides the assessment of the parks, green-areas and public facilities in City of Calexico as it is at present. This report involved some consultation with various City departments, research and review of city documents including the Parks and Recreation Element of the General Plan, the Development Impact Fee Justification Study, the Calexico Municipal Code, and review of the City's Improvement and Development Standards.

The report is intended to create a clear assessment and needs of our parks, green-areas and public facilities and provides direction to City staff as per the wishes of the City Council.

A Park Master Plan study will help establish park standards and classifications suitable for the City of Calexico. It is recommended in the short-term that the City work toward a 3 acre/1,000 population standards, up from the current ratio of 1.7 acres per 1,000 population.

The City has twenty two (22) parks totaling sixty (60) acres, or approximately 1.7 acres per 1,000 residents, with a total of 122 acres of open space. Parks are typically categorized by their size and service area which is covered later in this section. The City has numerous smaller "pocket parks" type spaces that according to commonly adopted park classifications do not qualify as either Neighborhood or Community parks. A city with a population such as ours requires parks on a larger scale.

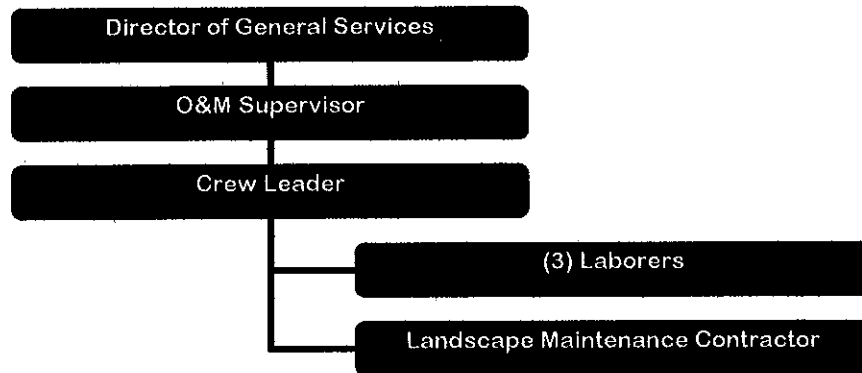
A Park Master Plan will compare various park and public facility standards with the current and future parkland inventory in Calexico. Comparisons include National, State (Quimby Act), and City General Plan standards. In addition, it identifies the standards for various park facilities and compares the standard to the current and future park facility inventory.

The most common deficiencies seen during this assessment are as follows:

- The age of inventory and the lack of uniformity funding for the maintenance operations.
- The majority of the physical resources provided do not meet the current national provision benchmarks when population and distance are factored, nor the Quimby Act standards
- ADA required access to parks and facilities need improvement
- The need for a comprehensive parks master plan
- Inadequate fee exactions set aside for parks and public facilities
- The need of a comprehensive landscaping specifications for the planting of turf grass in newly developed storm water retention basins

Section 1.0: DEPARTMENTAL STRUCTURE AND STAFF

1.A Org. Chart



1.B Staff Classification & Number of Employees

Director	(1)	
Supervisor	(1)	
Crew Leader	(1)	
Laborer	(3)	1 Vacant unfunded

1.C Staff Accountability

Director is responsible for the overall operation of the division, as well as the justification of all expenditures.

Supervisor assists the General Services Department Director in the delegation And scheduling of the work assignments as needed and evaluates the employees performance.

Crew Leader is an on hands employee which oversees all work assignments, evaluates materials and tools needed to complete the task assigned.

Laborers are responsible for the maintenance of all parks, green areas, public restrooms and other city facilities which are not covered by the landscape and facility maintenance contract, such as installation and maintenance of irrigation systems, plumbing problems, maintenance of playground equipment, tennis and basketball courts, drinking fountains, lighting, fences, walkways, ball field structures and public buildings, setup and cleanup of special events.

Parks & Public Facilities Needs Assessment Report

1.D Adequacy of Staffing

Back in the mid eighties this division had approximately seventeen (17) employees assigned to the maintenance of green areas, each employee was assigned to a certain area to maintain. There was less than half the acreage the City has today, approximately sixty point two (60.2) acres. Currently this division has a staff of three (3) and one (1) unfunded vacancy.

Section 2.0: SITE LOCATIONS

2.A Map

See Attached.

2.B Name of Sites	2.C Site Location	2.D Size
Nosotros Softball Field	Linholm & Sherman St	1.81
Rodriguez Baseball Field	500 Block Sheridan Ave	4.74
Alex Rivera Field	500 Block Pierce Ave	2.05
American Legion Field	500 Block C.Chavez Blvd	2.05
Nosotros Park	601 Klope Ave	5.90
Fire Station II	900 Grant St	0.25
Rainbow Park Green Areas	Hwy 98 & Klope Ave	0.48
Las Casitas Retention Basin	Sam Ellis St	5.56
V.V. Williams Avenue Green Belt	500 Block W. Canal St	1.70
Rio Vista Park	700 Block Emilia St	0.87
Rodriguez Park	900 Block Pierce Ave	3.80
Heber Park	900 Block Harold Ave	2.35
Robinson Blvd Green Belt	100 Block Robinson Blvd	0.25
Hwy 111 Green Belt	Hwy 111 N to Cole Blvd	1.10
Imperial Avenue East Retention Basin	E. Imperial Ave & Cole Blvd	4.85
Imperial Avenue East Green Belt	E. Imperial Ave N J. Kennedy	1.25
Hwy 111 & Hwy 98 Green Belt	N/E Corner Hwy 111 & 98	1.20
Kennedy Gardens Park	200 Block Hernandez St	3.27
Kennedy Gardens Park II	200 Block Espinoza St	1.00
R. Kennedy Park	200 Block R. Kennedy St	1.40
Canal Street Green Belt	Rockwood Ave & Birch St	1.46
Third & Paulin Avenue Parking Lot	100 Block Third St	0.41
Border Friendship Park	100 Block Paulin Ave	1.18
First Street Restrooms	300 Block First St	
Tourist Parking Lot	400 Block First St	2.39
First & Heber Avenue Parking Lot	100 Block Heber Ave	0.89
Third & Heber Parking Lot	200 Block Heber Ave	0.79
Police & Fire Station	420 Fifth St	0.53
Carnige Tech Center	420 Heber Ave	0.25
Rockwood Plaza	400 Block Fifth St	2.56
West Birch Street Green Belt	700 W. Birch St	0.56
Villa de Oro Median & Retention Basin	1100 Avenida de Oro	3.25
Lioness Park	1000 Block Encinas Ave	2.75
Camarena Library Park	800 Block Encinas Ave	5.71
Crummett Park	800 Block Belcher St	5.71
Community Center Park	707 Dool Ave	1.45
Victoria Park & Retention Basin	1200 Rancho Frontera	5.80

Zapata West Retention Basin	800 Block Zapata St	9.47
Meadows Drive Retention Basin	900 Block Meadows Dr	
Andrade Avenue Green Belt	North side Andrade Ave	1.49
Joel Rieson Field	1100 Block Sapphire St	7.22
Andrade Meadows Retention Basins	1100 Block Andrade Ave	3.25
Daniel Gutierrez Field	900 Block Andrade Ave	4.85
Fifth & Andrade Ave Retention Basin	400 Block Andrade Ave	3.19
Cortez Park	1000 Block Second St	0.47
E. Rivera Retention Basin	200 Block E. Rivera Ave	7.25
Sapphire Retention Basin	1300 Sapphire St	6.89
Zapata East Retention Basin	1200 Block Zapata St	6.24
Meadows Drive East Retention Basin	1300 Block Meadows Dr	3.75
Victoria Villa Regional Park	1500 Block Meadows Dr	5.00
Bowker Green Belt	1600 Block Bowker Ave	1.75

Section 3.0 UPKEEP

3.A Maintenance Schedule

- All parks, ball-fields, green-areas and public facilities are mowed, trimmed and maintained on a weekly or daily basis and/or as needed.

3.B Annual Cost

- For Fiscal Year 2008-2009 total budget amount for park maintenance was set at \$641,318.00.

3.C Irrigation Systems

- Approximately ninety (90) percent of our parks, green-areas and facilities have an irrigation system of some sort. The department's goal is to have all areas on an automatic system.

3.D Grass and Reseeding

- Approximately ninety (90) percent of our parks, green-areas and facilities have grass, except for retention basins that have salinity and/or other type of soil problems. The department is trying to identify and address such issues and reseeding areas as needed and as the budget constraint permit.

3.E Dirt Conditions

- Future parks and storm water retention basin projects need to have a soils analysis component to be incorporated to establish a healthy growing environment for turf grass, shrubs, ground covers and tree stock. In the conditional of approval, requirements need to be established where eighteen inches of top soil are reinstalled in all storm water retention basins for optimal growing conditions.

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3.F Areas with Landscape Borders

- International Border Friendship Park
- Rainbow Park
- Andrade Avenue
- Sapphire Storm Water Retention Basin

3.G Weed Problems

- Weed control problems are commonly found in Storm Water Retention Basins, shoulders and parkways. Weeds are physically removed, as well as chemically sprayed as needed.

Section 4.0 EQUIPMENT

4.A Inventory

- Three (3) Pick-up Trucks
- One (1) Utility Trailer
- One (1) Ride-on Mower
- One (1) Trimming Truck and Chipper
- One (1) High Reach Lift
- Fourteen (14) Playground Sets
- Twenty Three (23) Picnic Shades
- Seventy (70) Picnic Tables
- Seventeen (17) Drinking Fountains

All of which are in dire need of repair or replacement.

4.B Equipment Maintenance Budget

- Fiscal Year 2008-2009 \$5,000.00 was adopted for the maintenance of all equipment and vehicles.

4.C Equipment Purchase

- Due to budget constraints and cuts there have been no purchases for equipment of any sort for at least the past three (3) years.

Section 5.0 MAINTENANCE CONTRACT

5.A Contract Amount

- \$299,880.00 Total \$61,680.00 Downtown \$238,200.00 Landscape

Parks & Public Facilities Needs Assessment Report

5.B Scope of Work

- The contractor furnishes all labor, tools, equipment and material; pay all permits, taxes and/or inspection fees necessary to maintain all landscape, public facilities, downtown alleys and trash receptacles in the utmost conditions. Services are required on a daily basis are public restrooms, downtown alleys and the collection and disposal of all public trash receptacles.

Maintenance consists of:

- Mow, edge, trim and remove all weeds in lawn areas throughout premises.
- Trim, shape and prune trees, shrubs and other plants as needed.
- Cultivate planting areas.
- Fertilize Lawn and planted areas as needed.
- Remove scattered trash and/or debris from all park trash receptacles, ramps, walkways and public parking lots.
- Collect and dispose of all trash receptacles in the downtown area.
- Clean, sanitize and refill supplies at all public restroom facilities on a daily basis
- Inspected and/or report to the General Services Department any and all irrigation system deficiencies.

5.C Service Evaluation

- Bimonthly and/or as needed meeting are held with the landscape contractor representative to address all or any issues that may have arise at each site.

Section 6.0 IN-HOUSE vs. OUTSOURCING

6.A Cost Comparison

In-house		Outsourcing	
Current Budget	\$641,318.00	Current Budget	\$224,990.00
Contract	-\$255,000.00		
Additional Staff (6)	\$256,602.00		
Additional Vehicles (3)	\$ 72,000.00		
Additional Fuel Cost	\$ 26,033.00		
Additional Maint. Cost	\$ 20,000.00		
Additional Matr & Sup	<u>\$ 15,000.00</u>		
Total Cost	\$775,953.00		

6.B Savings

- **-\$134,635.00**

Parks & Public Facilities Needs Assessment Report

Section 7.0 FUNDING

7.A Sources

- General fund.
- Fee and Parkland Dedication Formulas Utilizing Quimby Act

The amount of land to be dedicated, or the in-lieu fees to be imposed under the Quimby formula cannot exceed the amount necessary to provide a minimum of three (3) acres of parkland per 1,000 residents, or a maximum of five (5) acres, unless certain criteria are met. The City currently provides 1.7 acres of parkland per 1,000 residents. The City should, therefore, implement the Quimby land dedication requirement at 3.0 acres/1,000 populations:

The following formulas determine the amount of land to be dedicated through Quimby, or an equivalent amount of fees to be paid in-lieu of land dedication, at the 3.0 acre per 1,000 population standard.

Formula for Calculating Land Dedication

Number of Dwelling Units Based on Proposed Map	x	3.0 Totals (Average Number of Persons per Dwelling According to Latest U.S. Census)	x	0.003 = (3 acres/1,000)	Acres to be Dedicated
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7.B In-Lieu of Fees

- Determination of Land or Fee: Whether the City accepts land dedication, or elects to require the payment of the subdivision in-lieu fee, or a combination of both, shall be determined by a consideration of the following:
- The policies, objectives, and standards for park and public facilities in the City's General Plan
- The topography, geology, location of and access to land in the subdivision available for dedication
- The feasibility of dedication
- The availability of previously-acquired park property
- The location of existing or proposed park sites.
- The number of lots in the subdivision. If there are fifty parcels or less, the sub-divider should pay the in-lieu fee. However, nothing shall prohibit the dedication and acceptance of land for park purposes in subdivisions of fifty parcels or less where the sub-divider proposes such dedication voluntarily and the land is acceptable to the City

7.C One Time Moneys

- **Development Impact Fees**

A development impact fee is a monetary exaction other than a tax or special assessment that is charged by a local government agency to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project. The legal requirements for enactment of a development impact fee program are set forth in Government Code 66000-66025 (the "Mitigation Fee Act") the bulk of which were adopted as AB 1600 and thus are commonly referred to as "AB 1600 requirements". A development impact fee is not a tax or special assessment; by its definition, a fee is voluntary and must be reasonably related to the cost of the service provided by the local agency. If a development impact fee does not relate to.

- **Development Impact Fee Justification Study**

The City of Calexico retained a consultant to update the existing impact fee program by preparing a new AB 1600 Development Impact Justification Study. The Fee Study identifies additional public facilities required by new development and updating the level of fees that may be imposed to pay the costs of the future facilities.

7.D Grants

Grants are applied for as they become available, and if they meet the needs of the City and the matching funds are available.

- Roberti Z-Berg Harris Grant for Crummett Park Restroom Facilities \$156,000.00
- Roberti Z-Berg Harris Grant for Community Center Facility improvements for \$373,000.00
- Prop 40 Per Capita Grants for various park improvements for \$220,000.00

7.E CUSD MOU

- Implementation of a Joint-Use Agreements with Calexico Unified School District for recreation services and joint park projects is in the works, but yet needs to be agreed upon and adopted.

Section 8.0 ORDINANCES AND DESIGN GUIDELINES

8.A Older Area Funding Source

- The in-lieu fees collected should be used solely for the purpose of developing new or rehabilitating existing neighborhood or community parks or public facilities reasonably related to serving the subdivision, including the purchase of necessary land and/or improvements of such land for park or recreational purposes.

- When a fee is to be paid in lieu of land dedication, the amount of such fee should be based upon the estimated fair market value at the time of final map approval of the land which would otherwise be required for dedication, plus the value of the above off-site improvements, such as, but not limited to, the extension of utility lines. Fees to be collected pursuant to this section should be approved by the City Manager or his designee based upon a current appraisal prepared by a qualified firm. All costs associated with the appraisal should be the responsibility of the applicant.

8.B Planning Design Guidelines

- The current city standard calls for retention basins to be designed with a minimum 4:1 slope. It is strongly recommended that the standard be modified to 5:1 for the safety of the mower operator. Steep slopes greatly increase the chance of a mower sliding and/or tipping over on slopes that steep. Storm Water Retention Basin should not be accepted in lieu of a dedicated park.
- The City of Calexico needs to initiate a comprehensive parks master plan study process to establish a 5-15 year planning tool that will serve as a guideline for new park and facility development, existing facility renovations, expansions and upgrades, cooperative efforts in providing for the recreational needs of the community and possible land acquisitions. The Master Plan is expected to be an achievable goal that will provide the residents of Calexico with a park system that will enhance the quality of life within the City and one which will meet or exceed citizen expectations.
- Lands to be dedicated for park and recreational purposes shall be suitable in location, topography, environmental characteristics and development potential as related to the intended use. The primary intent is to provide the land for functional recreation units of local or neighborhood services, including, but not limited to: tot lots, playgrounds, neighborhood parks, community parks, regional parks and ball-fields serving residents of all ages.

8.C Performance Bonds

- Performance bonds are not allowed in accordance with the Map Act.
- We will be looking into the legalities of requiring the developers to construct the public parks facilities in the first phase of their projects.

8.D Park Ordinance

- The National Recreation and Park Association, in conjunction with local communities across the country, have established parks and recreation standards that are based on population and distance formulas. These standards are an attempt to help local communities understand the number, type and size of parks and recreation resources necessary to meet citizen needs. The table below displays the national standards for park provision:

National Park Standards (Recommended Benchmarks)

Park Type	Suggested Size	Service Radius	Population Per 1,000
Mini-park	1 acre or less	1/4 mile	1/4 to 2 acre
Neighborhood	15+ acres	1/4 to 2 mile	1 to 2 acres
Community	25+ acres	1 to 2 miles	5 to 8 acres
Regional	200+ acres	1 hour drive	10+ acres
Reserve	1000+ acres	1 hour drive	Variable

These standards represent the ideal benchmark for a public parks and facilities services to provide. Based on the geographic location of the City and available land resources these standards may be helpful.

The table below displays the national standards for different types of parks and recreation facilities.

National Standards for Park Facilities (Recommended Benchmarks)

Facility Type	Service Radius	Population Units
Badminton	1/4 to 2 mile	1 per 5,000
Basketball	1/4 to 2 mile	1 per 5,000
Handball	15-30 minute drive	1 per 20,000
Hockey	30-60 minute drive	1 per 100,000
Tennis	1/4 to 2 mile	1 per 2,000
Volleyball	1/4 to 2 mile	1 per 5,000
Baseball	1/4 to 2 mile	1 per 5,000
Football	15-30 minute drive	1 per 20,000
Soccer	1-2 miles	1 per 10,000
Softball	1/4 to 2 mile	1 per 5,000
Archery	30 minute drive	1 per 50,000
Golf Course	2 to 1 hour drive	1 per 50,000
Swimming Pools	15-30 minute drive	1 per 20,000

The above listed National Standards are recommended for public provided parks and public facility systems, although the standards may differ accordingly to community preferences. In many communities, other public agencies such as public schools, county, state and federal agencies as well as non-profit agencies assist by providing facilities for residents.

Parks & Public Facilities Needs Assessment Report

National Park Standards would require the provision of 5 to 8 acres of parkland per 1,000 residents. As identified in the current park inventory of 60 acres, Calexico does not meet the recommended National Standards, nor do most communities.

The City of Calexico has completed a comprehensive General Plan Update and Draft Environmental Impact Report. The Plan contains a Parks and Recreation Element. The Parks and Recreation Element include the following components:

- Existing Conditions
- Establishing a Vision
- A Definition of Facility Types and Classifications
- Facility Design and Location
- Financing
- Public Facility Joint Use
- Maintenance of Recreational Facilities

Revised Park Classifications

To recognize the newer focus on putting recreational facilities closer to every home, a revised park classification chart and park definitions are identified in the Table below. Pocket Parks and Recreational Trails are included as their own categories:

Type of Park Facility	Acres/1,000 Population	Size Range: Ideal/Minimum	Service Goal	Comments
* Pocket Park	No set standard	2 acres/1/4 acre	1/4 mile from every home	Usually developer driven
* Neighborhood Parks	1-4	10 acres/5-15 acres	2 mile from every home	Often located near schools
* Recreational Trail	No set standard	No set standard	2 mile from every home	Connect schools, parks, shopping, etc.
* Community Parks	1-4	35 acres/20 acres	1 mile from every home	
* Major Urban Parks	1.0	50-70 acres	entire community and beyond	
* Special Areas and Facilities	varies	varies	entire community and beyond	
* Community Center	N/A	5-10,000 square feet	1 per quadrant of community	

Facility and Program Implementation Goals

As demand for recreation facilities and activities grows and changes, efforts should be made in the following critical areas:

Parks & Public Facilities Needs Assessment Report

Cost Effectiveness

- Recognizing that the City of Calexico will probably never have all the money it needs, the City must continue to work smart in cooperation with school districts, negotiate with developers, continue to pursue grants, bring people and agencies together to provide needed services, make use of volunteers, and watch for services the private sector might be able to provide more cost effectively than the City can.
- With new schools planned for Calexico, the City needs to engage those agencies in conversation about what sorts of shared facilities would most benefit the community. Things to consider include: pool complex, gymnasium, track, theater, expanded library resources, and shared multi-purpose rooms.
- Make more Recreation and Parks information and registration material available over the Internet to help clients access the department on their schedule and stretch limited staff.

Upgrade and Retrofit Existing Parks

- Examine underserved areas of the community for facility needs.
- Work to include water play features in more parks.
- Include more walking trails in more parks to encourage greater physical activity. Explore lighting to encourage evening use.
- Develop more rentable picnic shelters to promote family recreation and group celebrations.
- Include more hands-on tot lots to encourage exploration and learning.

New Facilities

- Implement a Quimby parkland dedication ordinance and/or an in-lieu fee at the standard of 3 acres of community and neighborhood parks per 1,000 residents generated by new development. Continue to use all available funding mechanisms available to the City, such as grants, development impact fees, offering fee credits to developers for park construction, and using Landscape & Lighting District funds to ensure maintenance of new parks to keep up with growing populations.

**City of Calexico
General Services Department**

**Parks & Public Facilities
Community Standards and 2025 Demands**

Description	Facility	Facility/Unit Standard	Additional Needed Facilities
Park Acreage	3 acres	per 1,000 person's	180 acres
Swimming Pool	1 pool	per 40,000 persons	1 pool
Tennis Courts	4 courts	Per 10,000 person's	12 courts
Basketball Courts	4 courts	Per 5,000 person's	24 courts
Baseball Field	1 field	per 10,000 persons	4 fields
Soccer/Football Field	1 field	per 10,000 persons	4 fields
Neighborhood Community Centers	1 center	Per 5,000 Persons	6 centers

Park Development Standards and Full Build-Out Costs

Description	Acres	Cost Per Park Type	Cost Per Acre	Total Build-Out Cost	Developer Obligation
Typical 10 Acre Neighborhood Park	120	\$3,141,000	\$314,100	\$37,692,000	\$37,692,000
Typical 25 Acre Community Park	120	\$7,315,070	\$292,600	\$35,112,000	\$35,112,000
Additional Required Facilities					\$6,960,000
TOTAL	240				\$79,764,000

**Additional Facilities for Remaining New Development
(Approximate)**

Description	Additional Facilities for New Development	Units	Unit (\$)	Total
Park Acreage Remaining (approx.)	180	Acres	\$ 303,350	\$54,603,000
Swimming Pools	1	1 Pool	\$2,000,000	\$ 2,000,000
Tennis Courts	12	4 courts	\$ 50,000	\$ 600,000
Basketball Courts	24	4 courts	\$ 15,000	\$ 360,000
Baseball Fields	4	1 field	\$ 150,000	\$ 600,000
Soccer & Football Fields	4	1 field	\$ 50,000	\$ 200,000
Neighborhood Community Center	4	1 center	\$ 800,000	\$ 3,200,000
TOTAL				\$61,563,000

Parks & Public Facilities Needs Assessment Report

Estimated Construction Cost Breakout for New Parks and Recreation Facilities

	Typical 10 Acre Neighborhood Park		Typical 25 Acre Community Park	
IMPROVEMENTS	Development Obligation	Developer Cost Per Acre	Developer Obligation	Developer Cost Per Acre
Acquisition	\$1,500,000	\$150,000	\$3,750,000	\$150,000
Grading	70,000	7,000	137,500	5,500
Irrigation	150,000	15,000	375,000	15,000
Plant Material	110,000	11,000	225,000	9,000
Play Apparatus	100,000	10,000	200,000	8,000
Restroom	175,000	17,500	200,000	8,000
Concession Building	0	0	125,000	5,000
Parking Facilities	110,000	11,000	200,000	8,000
Curb & Gutter	22,500	2,250	30,000	1,200
Storm Drain Facilities	15,000	1,500	20,000	800
Sewer Facilities	15,000	1,500	14,500	580
Fire Hydrants	3,000	300	7,500	300
Street Lights	7,000	700	17,500	700
Water Facilities	5,000	500	12,500	500
Benches & Tables	25,000	2,500	62,500	2,500
Bleachers	10,000	1,000	40,000	1,600
Picnic Shelter	100,000	10,000	200,000	8,000
Electrical Service	40,000	4,000	93,750	3,750
Game Courts	80,000	8,000	162,500	6,500
Fencing	30,000	3,000	81,250	3,250
Pathways & Pathway Lighting	110,000	11,000	162,500	6,500
Misc. Flatwork	20,000	2,000	50,000	2,000
Signage	3,000	300	4,000	160
Bike Rack & Pad	3,000	300	8,750	350
Frontage Costs	125,000	12,500	312,500	12,500
Sports Field Lighting	0	0	175,000	7,000
Printing & Legal Notice	6,000	600	12,000	480
Contingency	156,600	15,660	360,825	14,430
Design and Inspection	150,000	15,000	275,000	11,000
Acquisition	\$1,500,000	\$150,000	\$3,750,000	\$150,000
Development	1,641,100	164,110	3,565,075	142,600

TOTAL ACQUISITION & DEVELOPMENT	\$3,141,100	\$314,100	\$7,315,075	\$292,600
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Parks & Public Facilities Needs Assessment Report

City of Calexico Parks and Public Facilities Developer Fees Detail

Description	Acres	Cost Per Park Type	Cost Per Acre	Total Build-Out Cost	Developer Obligation
Typical 10 Acre Neighborhood Park	120	\$3,141,000	\$314,100	\$37,692,000	\$37,692,000
Typical 25 Acre Community Park	120	\$7,315,070	\$292,600	\$35,112,000	\$35,112,000
Additional Required Facilities					\$6,810,000
TOTAL	240				\$79,614,000

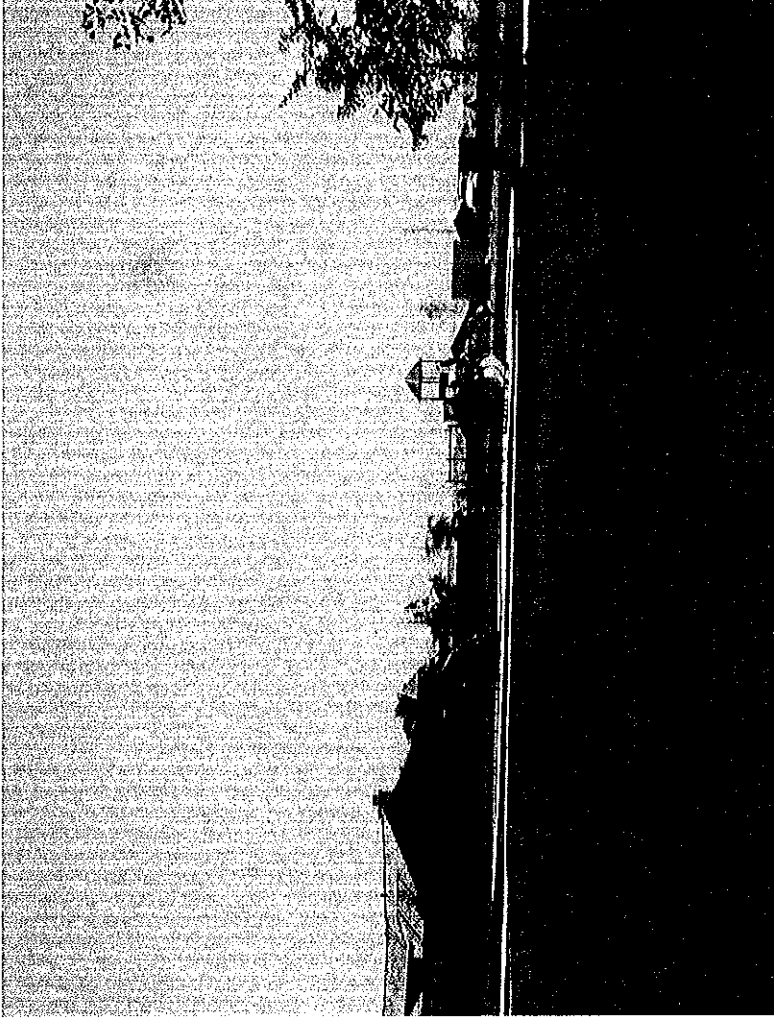
	Single Family	Multi Family
Total Cost	\$79,614,000	\$79,614,000
Acreage to be Developed	240	240
No. Acres per 1,000	3.0	3.0
Persons Served per 3 Acres	1,000	1,000
Person per DU	3	2.5
Development Cost per Du	\$2,990	\$2,490

Proposed Land Use	DU per Acre	Development Cost per DU	Development Acreage Fee
Single Family	3.15	\$2,990	\$9,420
Multi Family	7	\$2,490	\$17,430

- 1 There is no assessment fee for Commercial Development
- 2 Parkland dedication may be required at the discretion of the City. Credit for parkland dedication shall be equivalent to fair market value
- 3 City and developer may enter into an agreement allowing the developer to install park improvements.
- 4 Fees can be reduced for drainage basin parks for land requested as land costs can be assigned to the drainage fund

- 5 Fees can be reduced for land acquisition for joint city/school parks if school district land is used for park purposes

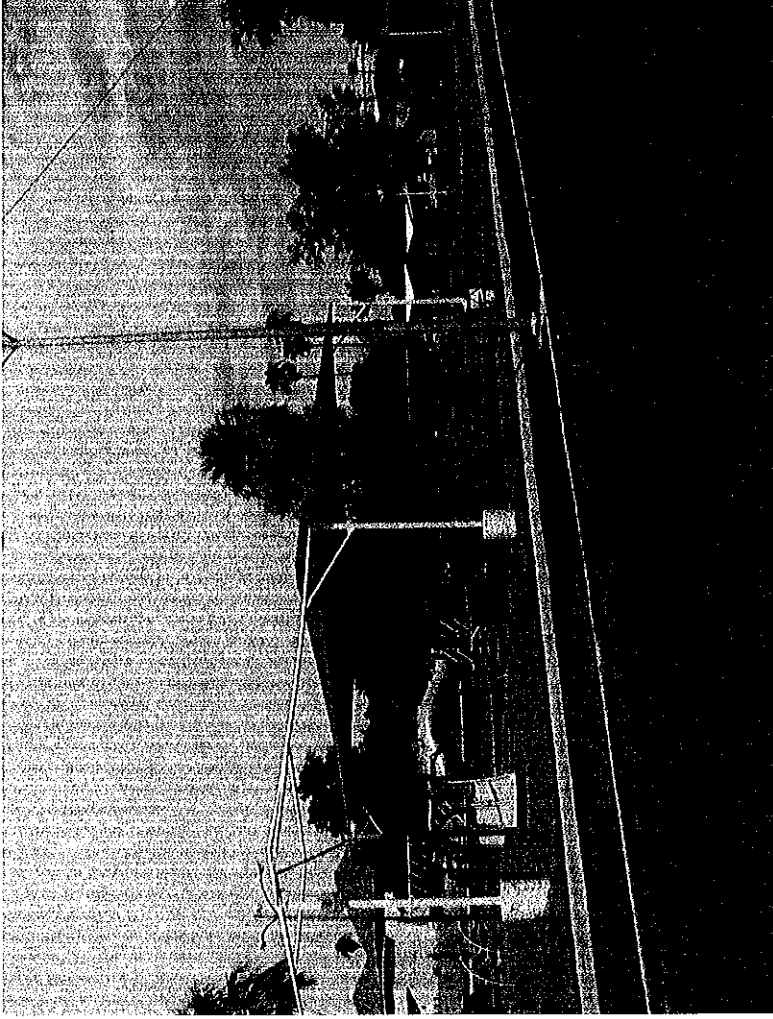
Site Name	Amenities														
	Restrooms	Playground	Picnic Shades	Benches	Drinking	Skate	Basketball	Tennis	Stage	Sport Bleacher	Fountain				
															Field
Rio Vista Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Nosotros Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Nosotros Softball Field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rodriguez Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rodriguez Baseball Field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rivera Little League Field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
American Legion Field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Las Casitas Retention Basin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Heber Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Kennedy Gardens Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Border Friendship Park	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rockwood Plaza	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Crummett Park	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Community Center Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Victoria Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Meadows Drive Retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gutierrez Field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fifth & Andrade Retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cortez Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Victoria Villa Regional Park	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Victoria Villas Regional Park
Clinton Avenue & Zapata Street
5 Acres
Playground
Lighted Sport Field**



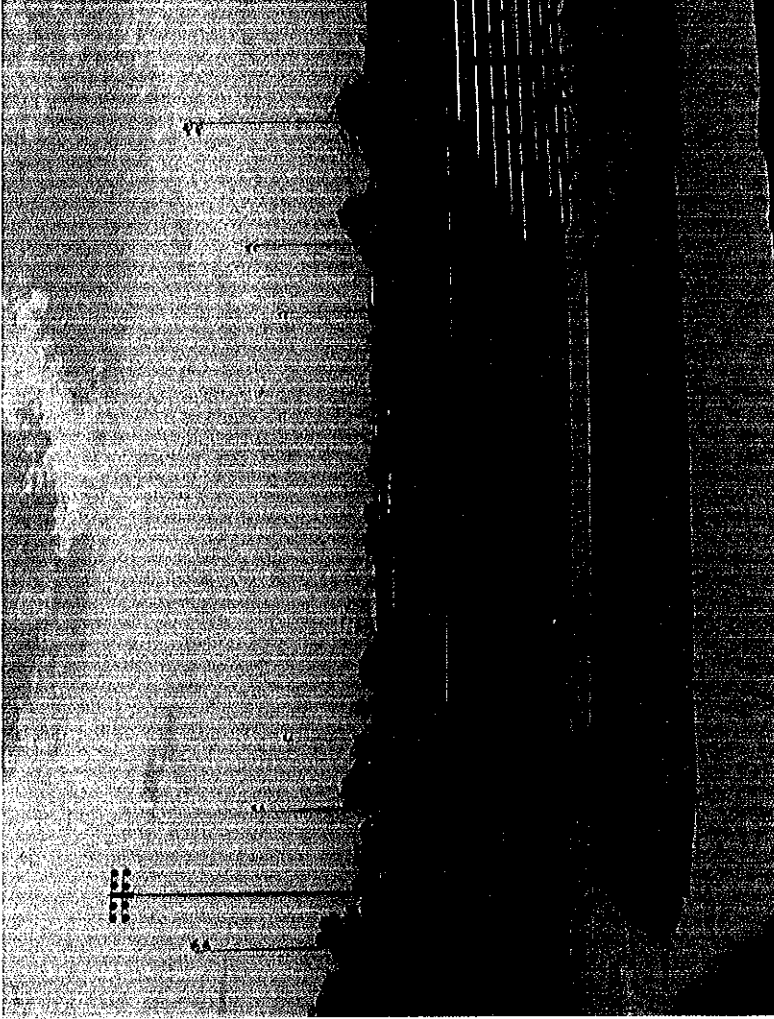
**Rio Vista Park
600 Block of Emilia Drive
0.9 Acres
Playground
Picnic Shade Area**



Rockwood Plaza
400 Block of Fifth Street
2.6 Acres
Playground
Picnic Shade Areas
Public Restrooms



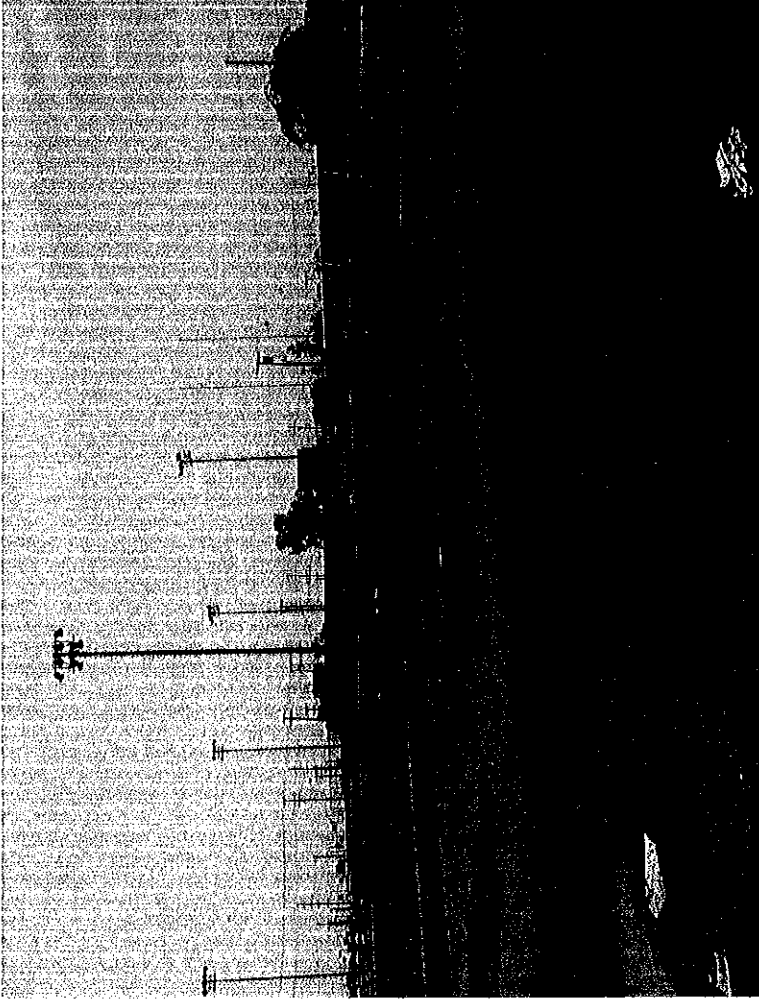
Nosotros Park
600 Block of Kloe Avenue
5.9 Acres
Playground
Picnic Shade Areas
Public Restrooms
Skate Board Area
Basketball Courts
Lighted Sports Field



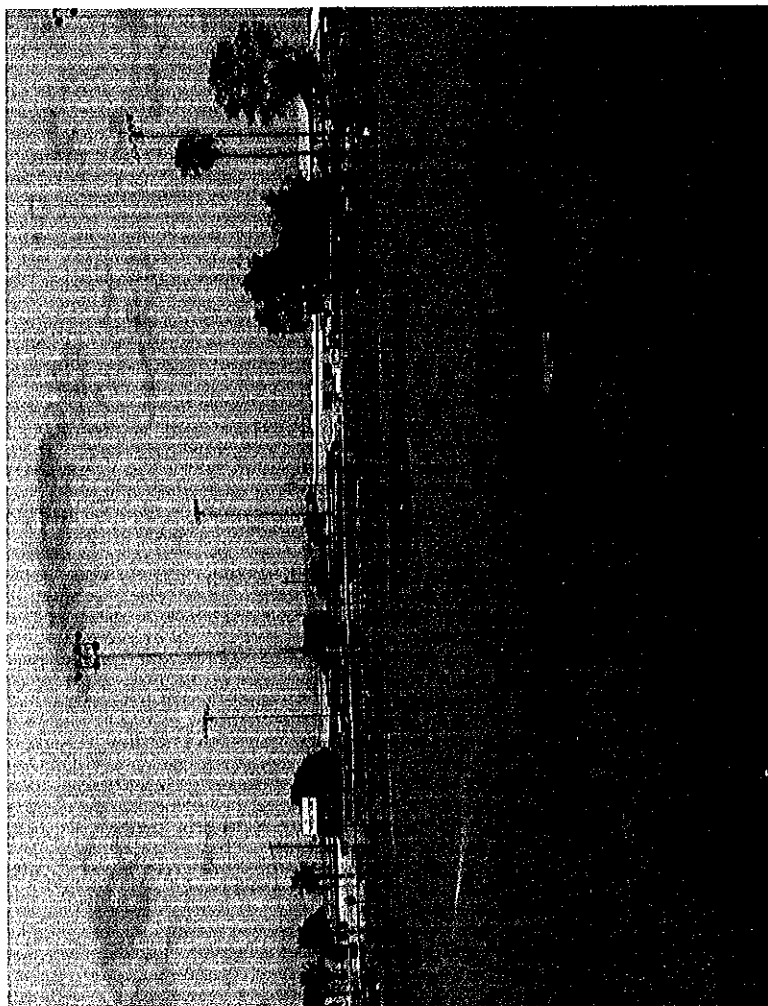
Nosotros Softball Field
600 Block of Linholm Avenue
1.8 Acres
Public Restrooms
Lighted Sports Field



**Las Casitas Park
600 Block of JM Ostrey Street
5.6 Acres
Playground
Picnic Shade Area
Lighted Sports Area**



Alex Rivera Field
500 Block of Pierce Avenue
2.0 Acres
Picnic Shade Area
Public Restrooms
Lighted Sports Field



**American Legion Softball Field
500 Block of Cesar Chavez Boulevard**

2.0 Acres

**Picnic Shade Area
Public Restrooms
Lighted Sports Field**



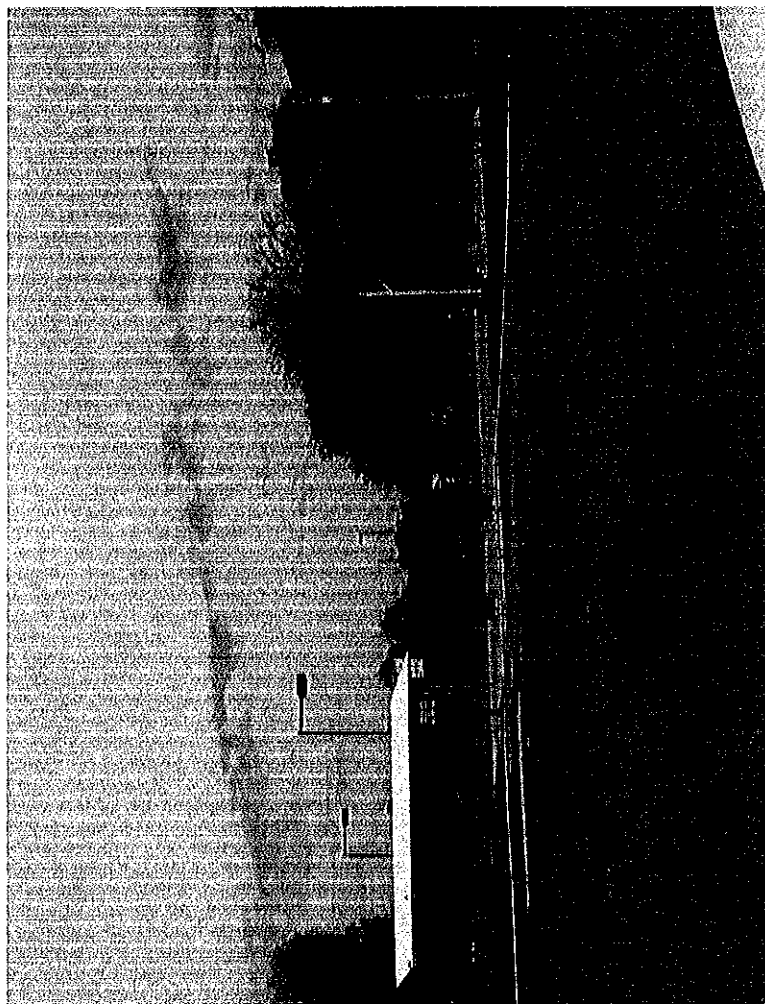
Heber Park
900 Block of Harold Avenue
2.4 Acres
Playground
Picnic Shade Areas
Public Restrooms



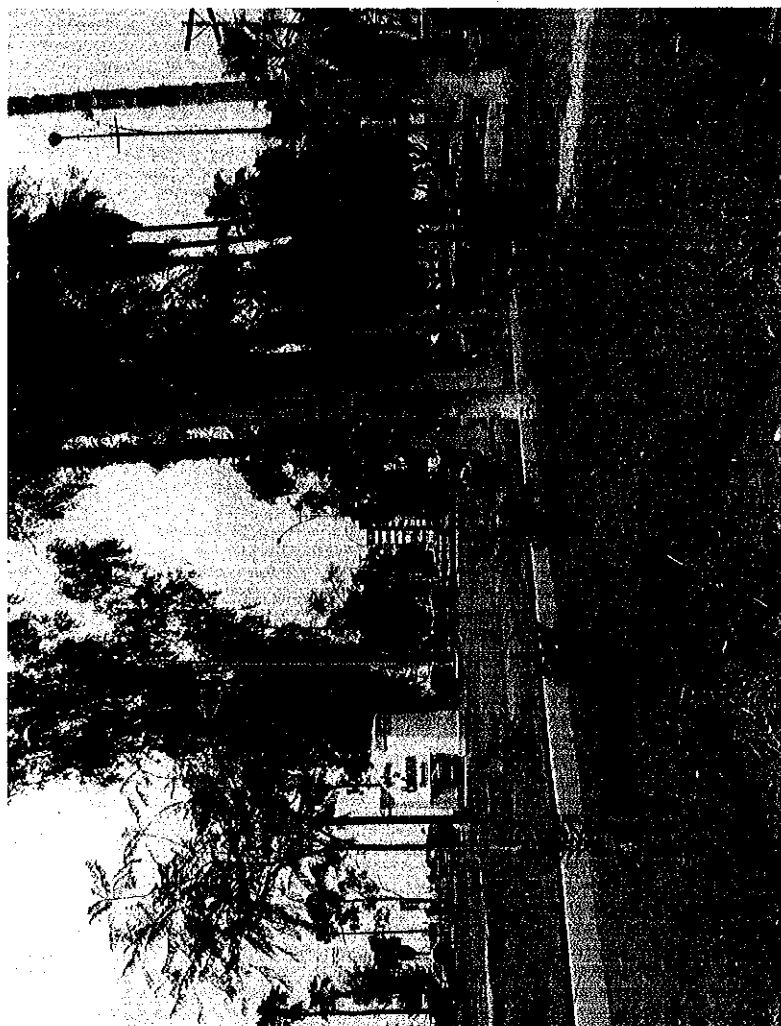
**Kennedy Gardens Park
200 Block of Espinoza Street
1 Acre
Playground
Picnic Shade Area**



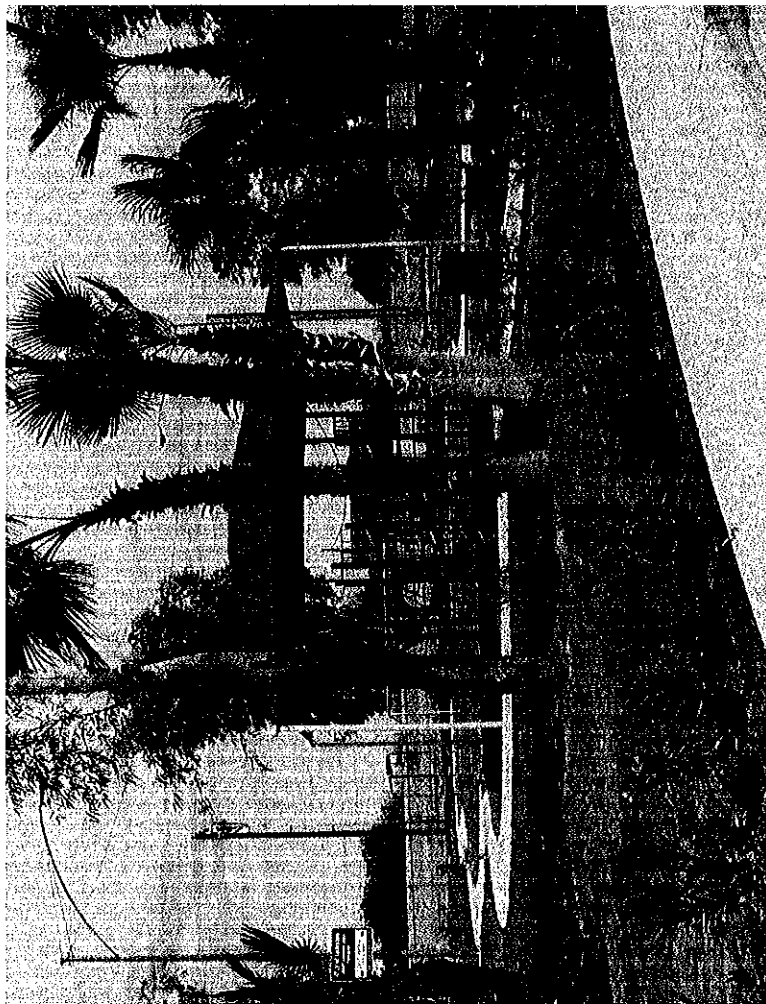
**Robert Kennedy Park
200 Block Robert Kennedy Street
1.4 Acres**



Kennedy Gardens Park
200 Block Hernandez Street
3.3 Acres
Playground
Picnic Shade Areas
Basketball Court
Backstop



**Border Friendship Park
100 Block Paulin Avenue
Public Restrooms**



**Victoria Estates Park
1200 Rancho Frontera Boulevard
0.6 Acres
Playground**



Community Center Park
707 Dool Avenue
1.5 Acres
Playground
Picnic Shade Areas
Public Restrooms



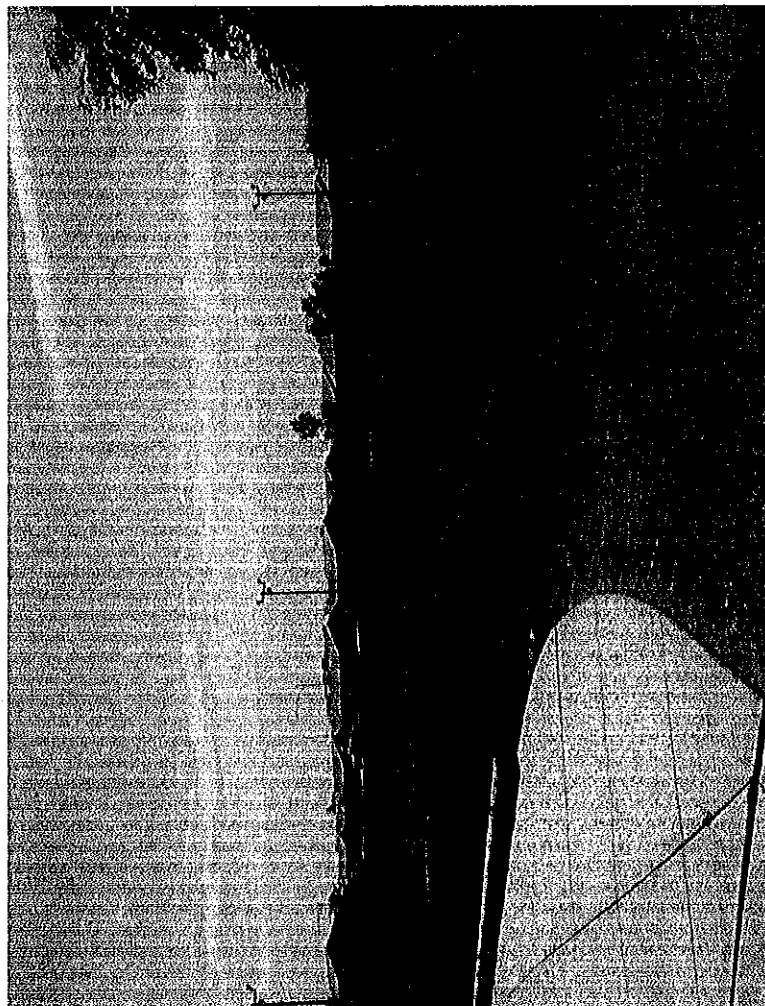
Crummett Park
800 Block of Belcher Street
5.7 Acrea
Stage Area
Picnic Shade Areas
Public Restrooms



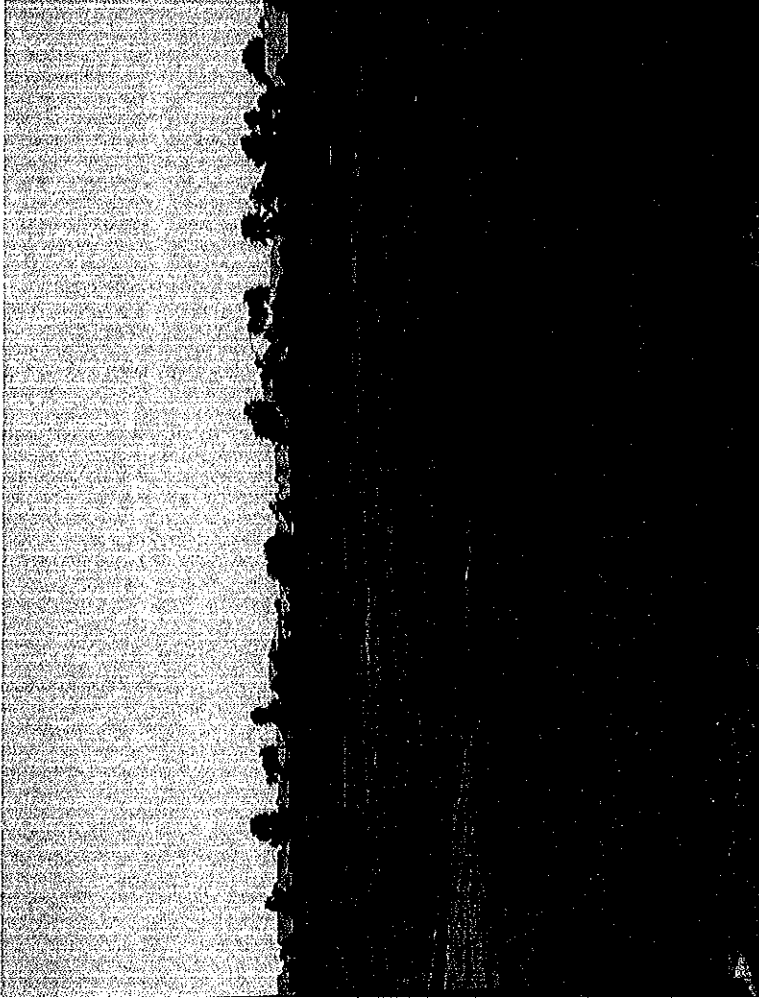
Cortez Park
1000 Block Second Street
0.5 Acres
Playground
Picnic Shade Areas
Public Restrooms
Basketball Court



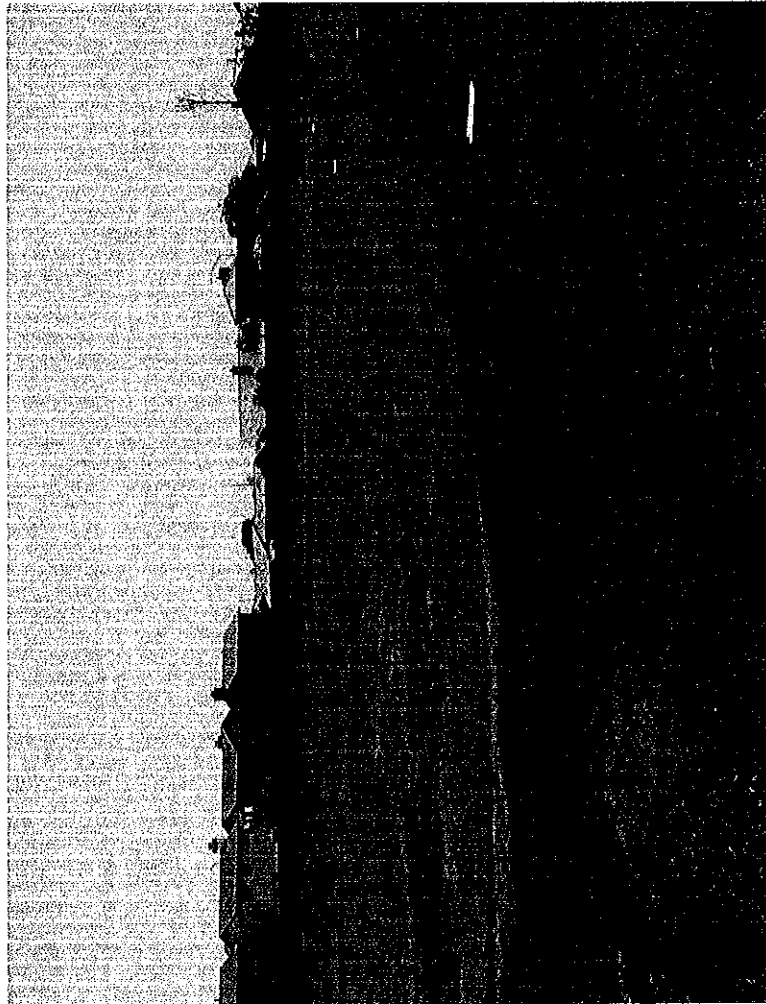
**Fifth & Andrade Retention Basin
400 Block of Andrade Avenue
3.2 Acres
Soccer Goals
Backstops**



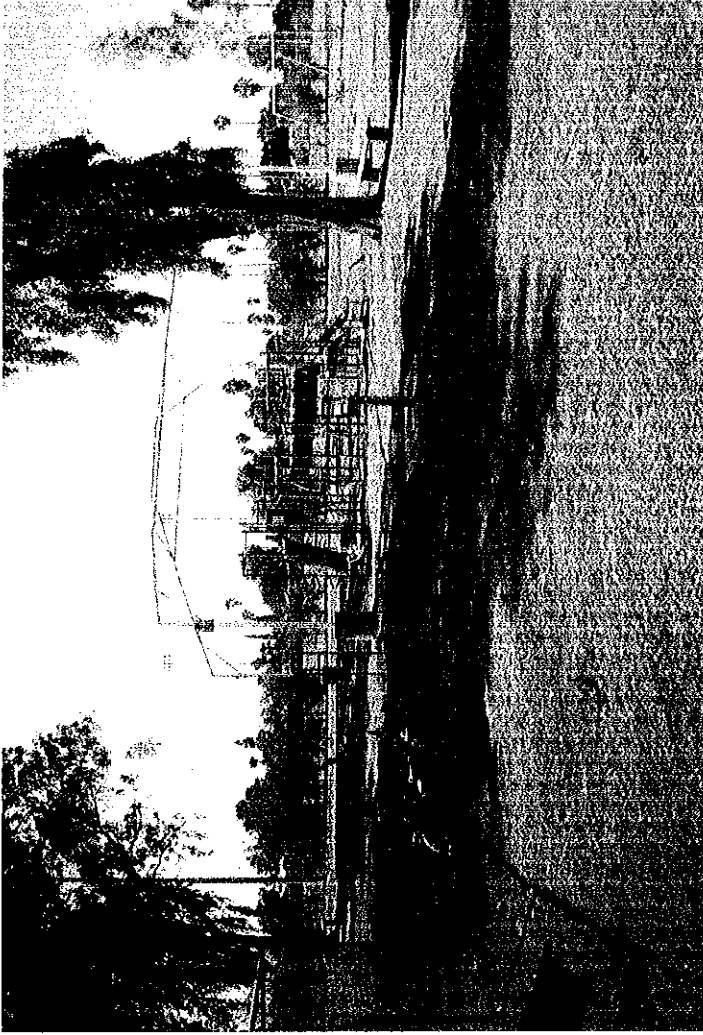
Daniel Gutierrez Field
900 Block of Andrade Avenue
4.9 Acres
Soccer Goals
Public Restrooms



**Joel Rieson Field
1100 Block of Andrade Avenue
7.2 Acres
Walking Path**



**Meadows Drive Retention
900 Block of Meadows Drive
1.1 Acres
Backstop**



Rodriguez Park
900 Block of Pierce Avenue
3.8 Acres
Playground
Picnic Shade Areas
Public Restrooms
Tennis Courts
Basketball Courts
Lighted Sports Field